MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-510047.0000 RES
A94 2026

sale

2023 COLLEY MENIFEE K	2013-08-09	
2024 COLLEY MENIFEE K	2013-08-09	
2025 COLLEY MENIFEE K	2013-08-09	
2026 COLLEY MENIFEE K	2013-08-09	MC GUFFEYS 3RD 47
ELM	5QC	
	$0	

2027 VARGAS CID JAZMIN L	2025-05-02	
ELM	5FD	

2028 YATES STEPHANIE &	2026-04-30	
ELM	5SD	

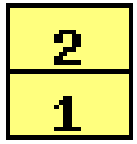
Eff Rate:– 41.45 — 40.13 — 40.08 — 40.08 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	599	599	599	599	0	599	599	599
Acres								
Land100%	2800	2800	2800	2800		2800	3230	3240
Bldg100%	2600	2600	2600	2600		2600	2600	2590
Totl100%	5400t	5400t	5400t	5400t		5400t	5830t	5830t
Cauv100%								
Tax Value:								
Land 35%	980	980	980	980		980	1130	1130
Bldg 35%	910	910	910	910		910	910	910
Totl 35%	1890t	1890t	1890t	1890t		1890t	2040t	2040t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	71.60	69.44	69.34	69.34	69.34			
Sp-Asmnt	9.64	18.70	18.70	18.70				

Sale#	#p	sale date	To	Type	Invalid?	Sale$	co:land	co:bldg
139	5	2026-04-30	YATES STEPHANIE &	5SD		184900	2800	2600
172	5	2025-05-02	VARGAS CID JAZMIN L	5FD		30000	2800	2600
372	5	2013-08-09	COLLEY MENIFEE K	5QC	*	0	3030	2260
859	5	1993-09-22	COLLEY MENIFEE K & BENIT	5WD	*	33500	0	4910
889	1	1989-10-16		1UN	*	0	0	4710

Year	Land	Bldg	Total	Net Tax
2022	740	470	1210	49.80
2021	740	470	1210	52.56

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
910	COTTONWOOD CONSERVANCY	XA/2025			
514	*MCGUFFEY LIGHTS	XV/2025			



ELM ST

PUB ALLEY

Neighborhood:
Code: 3000
Dwl/Gar/NC% 1.0500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	Garage		18X20	360		C	1963FR	8640	.70		2590
2	Shed	*PP	8X12	96			2007AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		40.00	150	100	81	81	3240	3240

Call Back: Sign: PSN Date: 2015-05-08 Lister: 30-510047.0000-v082020R